

RECORDER OF DEEDS
 LUZERNE COUNTY
 PENNSYLVANIA

INSTRUMENT NUMBER
933321
 RECORDED ON
Oct 07, 2010
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 BOOK MAP/238
 PAGE 44
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PA WRIT FAX \$0.50
 LUZERNE COUNTY RECORDING FEE \$1.50
 LUZERNE COUNTY RECORDER'S FEE \$15.50
 LUZERNE COUNTY ARCHIVES FEE \$2.00
 LUZERNE COUNTY ARCHIVES FEE \$3.00
 TOTAL PAID \$22.50

MAP Book 238 Page 44

I hereby certify that the above is a true and correct copy of the original as recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania.

James Red Obrien
 JAMES RED O'BRIEN
 RECORDER OF DEEDS

In 1803, Thomas Allibone acquired nine tracts from Jeremiah Warder, Jeremiah Parker, and Richard Parker, (Deed Book 9 page 130); among these were the William Parker Warrant, the Richard Parker Warrant, the Jeremiah Parker Warrant and the Jeremiah Warder Warrant. The location of these warrants, and additional details regarding them, are shown on this plat.

In recognition that a significant gap existed between the eastern boundary of the William Parker, Richard Parker and Jeremiah Parker Warrants, and the western boundary of the Jeremiah Warder Warrant and warrants to the north of the Jeremiah Warder Warrant, the Henry Colt, Jr. Warrant was surveyed in 1854. Subsequently, in a further attempt to eliminate this gap, the Eleazer Wallon & Ludwig Brandmeyer Warrant was surveyed in 1872, to the west of the Henry Colt, Jr. Warrant.

Edwin Shortz obtained the Jeremiah Warder Warrant, Jeremiah Parker Warrant, and Richard Parker Warrant, as well as the southern portion of the William Parker Warrant in 1871 (Deed Book 151 Page 357). Despite the existence of the Henry Colt, Jr. and Wallon & Brandmeyer Warrants, in 1877, Edwin Shortz began selling properties as described in the deeds of conveyance, that overlap the boundaries of the Henry Colt, Jr. and the Wallon & Brandmeyer Warrants.

No portion of the Henry Colt Jr. Warrant, or the Wallon & Brandmeyer Warrant was ever owned by Edwin Shortz.

William Parker Warrant
 N 85°48'23" E 4860.33'
 (WARRANT = 4867.50')

Map Book 142 Page 74

Henry Clymer Warrant
 N 86°25'11" E 5577.18'
 (WARRANT = 5577')

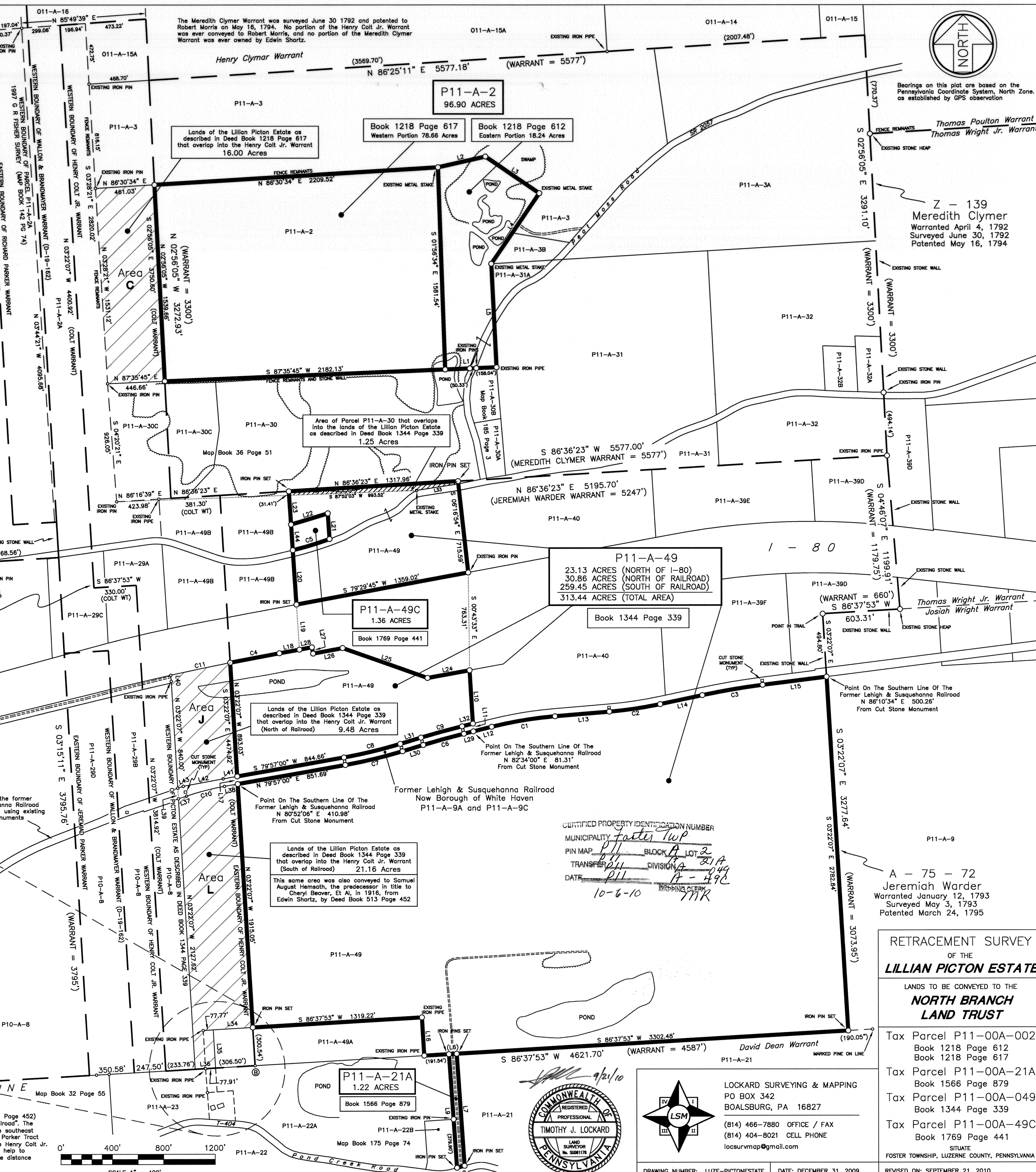
Book 1218 Page 617 Western Portion 78.66 Acres
 Book 1218 Page 612 Eastern Portion 18.24 Acres

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Book 1218 Page 617 Western Portion 78.66 Acres
 Book 1218 Page 612 Eastern Portion 18.24 Acres



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 87°35'45" W | 399.82' |
| L2 | N 77°11'50" E | 377.80' |
| L3 | S 55°52'10" E | 507.38' |
| L4 | S 34°07'50" W | 668.20' |
| L5 | S 02°47'34" E | 810.78' |
| L6 | N 86°37'53" W | 603.00' |
| L7 | S 03°55'34" E | 879.28' |
| L8 | S 74°59'32" W | 611.14' |
| L9 | N 03°55'34" W | 891.60' |
| L10 | S 03°23'37" E | 419.88' |
| L11 | N 03°23'37" E | 61.07' |
| L12 | N 75°52'40" E | 147.37' |
| L13 | N 85°09'10" E | 422.62' |
| L14 | N 77°54'00" E | 336.50' |
| L15 | N 82°42'00" E | 499.62' |
| L16 | N 03°22'07" W | 300.54' |
| L17 | N 03°22'07" W | 60.41' |
| L18 | N 79°35'06" E | 158.81' |
| L19 | N 03°44'51" W | 352.69' |
| L20 | N 03°44'51" W | 422.68' |
| L21 | N 03°44'51" W | 200.00' |
| L22 | S 73°13'13" W | 300.00' |
| L23 | N 03°44'51" W | 260.24' |
| L24 | S 79°35'06" E | 332.47' |
| L25 | N 70°21'54" W | 698.94' |
| L26 | S 79°35'06" E | 235.00' |
| L27 | N 10°24'54" W | 50.00' |
| L28 | S 79°35'06" E | 99.03' |
| L29 | S 75°52'40" W | 75.99' |
| L30 | S 75°52'40" W | 168.02' |
| L31 | N 73°08'00" E | 168.02' |
| L32 | N 75°52'40" E | 87.36' |
| L33 | S 81°06'22" W | 328.84' |
| L34 | S 86°37'53" W | 306.50' |
| L35 | S 03°22'07" E | 302.54' |
| L36 | S 86°37'53" W | 158.77' |
| L37 | N 71°13'40" E | 67.23' |
| L38 | N 79°57'00" E | 103.87' |
| L39 | N 03°22'07" W | 83.00' |
| L40 | N 03°46'51" W | 47.85' |
| L41 | S 79°57'00" W | 110.90' |
| L42 | S 79°13'45" W | 314.19' |
| L43 | N 71°13'40" W | 45.18' |
| L44 | N 03°44'51" W | 200.00' |

ADJOINING AND NEIGHBORING PROPERTIES

| PARCEL | OWNER | TITLE SOURCE |
|-----------|--------------------------------------|-----------------------|
| 011-A-14 | Jason & Lea Biondini Cooper | Book 3001 Page 62459 |
| 011-A-15 | Eugene & Lillian Evans | Book 2036 Page 716 |
| 011-A-15A | Ralph & Larnoy Sensenbach | Book 1560 Page 113 |
| 011-A-16 | YMCA of Wilkes-Barre | Book 1145 Page 210 |
| P10-A-48 | James V. Ill. & Kimberly A. Senape | Book 3004 Page 69915 |
| P10-A-8 | Cheryl Beaver, Et Al | Book 3006 Page 323967 |
| P10-A-13 | John Casper Prestia | Book 3004 Page 325220 |
| P11-A-2A | Nicholas J. Evanchio | Book 2572 Page 1091 |
| P11-A-3 | Lawrence J. Kanaky | Book 3003 Page 268649 |
| P11-A-3A | William J. Remley, Et Al | Book 2312 Page 806 |
| P11-A-3B | Marvin C. & Hazel E. Remley | Book 1566 Page 740 |
| P11-A-9 | Borough of White Haven | Book 3004 Page 55089 |
| P11-A-9A | White Haven Municipal Authority | Book 1855 Page 337 |
| P11-A-9C | Borough of White Haven | Book 3004 Page 55078 |
| P11-A-21 | Victor A. Jr. & Mary Ellen Gavninski | Book 1816 Page 26 |
| P11-A-23 | Alan R. & Kathleen M. Shearn | Book 3006 Page 71529 |
| P11-A-22A | Lex Watkins | Book 3006 Page 222763 |
| P11-A-22B | Stephen J. & Ruth A. Nesler | Book 3005 Page 71529 |
| P11-A-23 | Andrew A. Leib, III | Book 3006 Page 222763 |
| P11-A-28A | Jeffrey E. Seafoss | Book 2644 Page 711 |
| P11-A-29B | Earl L. Seafoss | Book 2844 Page 608 |
| P11-A-29C | Jeffrey E. Seafoss | Book 3003 Page 86487 |
| P11-A-29D | Douglas M. & Diana Crisp | Book 2697 Page 878 |
| P11-A-30 | Millard & Judith Mertz | Book 1870 Page 195 |
| P11-A-30A | John & Rita DuBalso | Book 3003 Page 126885 |
| P11-A-30B | Bradford L. & Renee L. Hoch | Book 3006 Page 111220 |
| P11-A-30C | Margaret McDevitt | Book 2440 Page 968 |
| P11-A-31 | William A. Remley, Et Al | Book 2312 Page 806 |
| P11-A-31A | Marvin C. & Hazel E. Remley | Book 1566 Page 707 |
| P11-A-32 | Edwin Bonczek | Book 2358 Page 21 |
| P11-A-32A | Dwight D. Kline | Book 3003 Page 86487 |
| P11-A-32B | Martin & Cecelia Banckek | Book 2137 Page 884 |
| P11-A-39D | Edwin A. & Christine M. Dinko | Book 2823 Page 232 |
| P11-A-39E | John S. Dinko & Nicholas F. Dinko | Book 2871 Page 834 |
| P11-A-39F | Larry Graczyk | Book 2388 Page 388 |
| P11-A-40 | Edward & Shirley A. Ackerman | Book 3001 Page 34758 |
| P11-A-49A | Lex Watkins | Book 2636 Page 911 |
| P11-A-49B | Margaret McDevitt | Book 2565 Page 1136 |
| P11-A-50 | Lewis W. Wetzel | Book 3004 Page 296026 |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE | TANGENT |
|-------|-----------|------------|---------------|--------------|-------------|---------|
| C1 | 3095.36' | 500.98' | N 80°30'52" E | 500.43' | 09°16'24" | 251.04' |
| C2 | 3155.36' | 399.51' | N 81°31'52" E | 399.24' | 07°15'16" | 200.02' |
| C3 | 5709.65' | 476.46' | N 80°17'26" E | 476.32' | 04°46'52" | 236.37' |
| C4 | 22788.33' | 389.35' | N 79°05'44" E | 389.34' | 00°58'44" | 194.88' |
| C5 | 2636.78' | 300.16' | S 73°13'13" W | 300.00' | 06°31'21" | 150.24' |
| C6 | 6845.55' | 327.70' | N 74°30'17" E | 327.67' | 02°44'34" | 163.86' |
| C7 | 3769.75' | 457.83' | N 76°28'08" E | 457.65' | 08°57'36" | 225.68' |
| C8 | 3709.83' | 450.79' | N 76°28'08" E | 450.52' | 08°57'44" | 225.68' |
| C9 | 6905.55' | 330.57' | N 74°30'17" E | 330.54' | 02°44'34" | 165.32' |
| C10 | 1892.41' | 303.20' | N 79°35'15" E | 302.91' | 08°43'09" | 151.89' |
| C11 | 22788.33' | 470.94' | N 78°00'51" E | 470.94' | 01°11'03" | 236.48' |

Richard Parker
 Warranted January 12, 1793
 Surveyed May 3, 1793
 Patented March 24, 1795

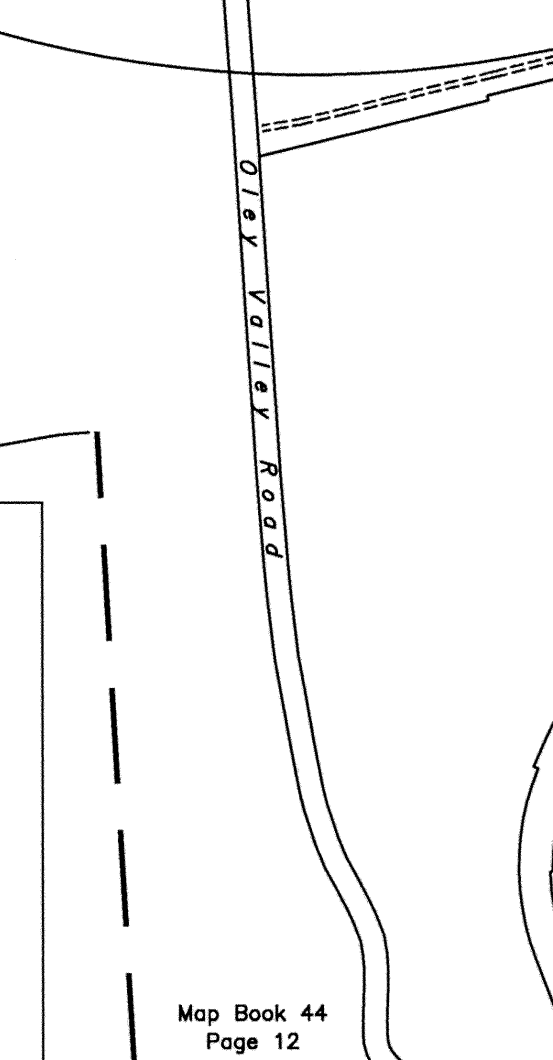
Jeremiah Parker
 Warranted January 12, 1793
 Surveyed May 3, 1793
 Patented March 24, 1795

Jeremiah Parker
 Warranted January 12, 1793
 Surveyed May 3, 1793
 Patented March 24, 1795

OWNERSHIP BLOCK
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF LUZERNE

On this 6TH day of OCTOBER, 2010
 before me, the undersigned officer, personally appeared
GEORGE M. DARU
 who being duly sworn according to law, deposes and says that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.

George M. Daru, EXTR. Estate of Lillian Picton
 Notary Public
 My Commission Expires March 3, 2014



Point A is described in a deed from Edwin Shortz to Samuel Augusta Hemsath (Deed Book 513 Page 452) as "where the south line of a tract in the warrant name of Jeremiah Parker crosses said railroad". The deed continues: "Thence by the said south line of the Jeremiah Parker tract ... 4850' ... to the southeast corner of said Jeremiah Parker tract. Thence by the line of division between the said Jeremiah Parker tract and a tract in the warrant name of Jeremiah Warder." This deed ignores the existence of the Henry Colt Jr. Warrant and the Wallon & Brandmeyer Warrant. The distance stated in this deed does, however, help to establish the location of the southwestern corner of the Jeremiah Warder Warrant, (Point B). The distance from Point A to Point B on this survey is 4633.67'

RETRACEMENT SURVEY
 OF THE
LILLIAN PICTON ESTATE
 LANDS TO BE CONVEYED TO THE
NORTH BRANCH LAND TRUST

Tax Parcel P11-00A-002
 Book 1218 Page 612
 Book 1218 Page 617

Tax Parcel P11-00A-21A
 Book 1566 Page 879

Tax Parcel P11-00A-049
 Book 1344 Page 339

Tax Parcel P11-00A-49C
 Book 1769 Page 441

SITUATE
 FOSTER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA

LOCKARD SURVEYING & MAPPING
 PO BOX 342
 BOALSBURG, PA 16827
 (814) 466-7880 OFFICE / FAX
 (814) 404-8021 CELL PHONE
 locsurvm@gmail.com

DRAWING NUMBER: LUZE-PICTONESTATE
 DATE: DECEMBER 31, 2009

REVISOR: SEPTEMBER 21, 2010